

SURFSIDE III **monthly** e-NEWSLETTER

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January 2025 – 7 page edition

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BOARD MEETINGS:

- An Executive session meeting is held prior to the Open Session and is open only to elected Board Members for discussion of sensitive matters such as personnel issues or violations.
- **OWNERS' OPEN SESSION BOARD MEETING:**
10 A.M. SATURDAY, JANUARY 11, 2025

At the **start of the meeting** there is an opportunity for owners to make comments to the Board during the **OPEN FORUM**. The homeowner will be given 3 minutes to speak. Comments may or may not be addressed by the Board at that time. Homeowners may not give their time to another homeowner.

The rest of the meeting is an opportunity for **owners to observe** their Board of Directors conducting business. Unless the Board asks for comments from owners this session is not to be interrupted.

Agenda items are posted 4 days prior to the scheduled meeting on the Clubhouse Bulletin Board and on our website: Surfsideiii.org: Board Meetings > Agenda



Meeting will be held Simultaneously as a
HYBRID MEETING



Audio Connection: [1-844-854-2222](tel:1-844-854-2222) (Toll free)

Access code: [822680#](tel:822680)

Location in the onsite **Clubhouse**
[600Sunfish Way](http://600SunfishWay), Port Hueneme

CONDO BUILDING AND TOWNHOME WATER USE

The latest water meter readings reported by the City of Port Hueneme shows the following water use per condo building and townhome water usage:

Building	Gallons – Aug	Gallons – Sep	Gallons – Oct	Gallons – Nov
1	71,808	91,256	86,768	47,124
2	42,636	55,352	63,580	46,376
3	54,604	55,352	44,132	33,660
4	83,028	73,304	57,596	39,644
5	41,888	48,620	47,124	48,620
6	38,896	41,140	43,384	29,920
7	71,060	85,272	83,028	63,580
8	57,596	65,076	56,848	46,376

Town home water use for the 51 town homes: 14 town homes used less than 1,500 gallons; 17 town homes used between 1,500 gallons to 3,000 gallons; 14 town homes used between 3,000 gallons to 6,000 gallons; 5 town homes used between 6,000 gallons and 10,000 gallons; and 1 town home used over 10,000 gallons.

NO RENTALS UNDER 30 DAYS

A recent clarification from the Coastal Commission stated that if a COA's 30-day minimum rental rule existed prior to the effective date of the Coastal Act (January 1, 1977), then the COA rule is not overruled and is enforceable. Surfside III COA created its CC&Rs in 1976.

Surfside III CC&Rs, Article XIV, Section 11:

"no unit owner shall be permitted to lease his unit for a period of less than thirty (30) days and/or for transient or hotel purposes. As used herein "lease" shall include a month-to-month rental. No unit owner may lease less than his entire unit."

Any reported violations are dealt with as a case-by-case review by the Board of Directors using the following procedure listed in our Rules and Regulations.

FIRST VIOLATION	WARNING
First violation for Special Circumstances/Fine without warning.	As noted within each rule.
Second violation for same issue within 12 months.	\$50.00
Third violation for same issue within 12 months	\$100.00
Subsequent violation for the same issue	\$100.00
Failure to correct a violation within 30 days	In addition to associated fines, there may be specific limitations as determined appropriate by the COA Board. Example: loss of Clubhouse privileges and/or guest parking privileges.

POWER LINE BREAK

On the morning of December 12th, the power to the complex was disrupted since it appears that the Edison power line broke due to a tree root growing next to it and breaking it. Power to all the buildings was restored within a few hours except for the Clubhouse, buildings 7 and 8, and the townhomes. By 3:00 am December 13th, the Edison crews had installed a temporary power line to provide power to the remaining buildings. Later that day, Edison installed a permanent power line and removed the temporary power line.

For timely updates from SCE during a power outage be sure to contact them via their www.sce.com website or by phone: 805-874-1495.

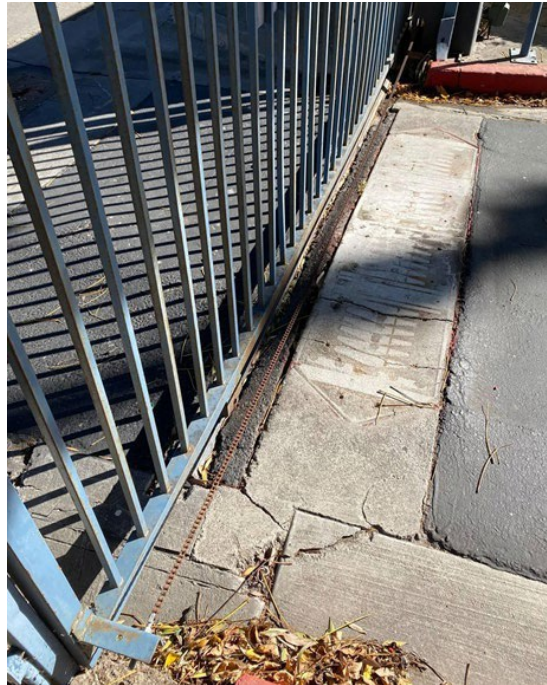
Residents are encouraged to be prepared for emergencies.

CARPORT PAINTING

As the carport structures are being painted, residents are asked to comply with the notices to remove their vehicles while the work is ongoing. Once notice is given, owners are responsible for any damage that may occur to their vehicles.

TREE REMOVAL

After a lot of paperwork, the COA received approval to remove three trees in the complex. The tree causing the most disruption is the Coral tree at the exit to Industrial Way. Once removed, then the asphalt pavement can be repaired. The other two trees are located next to the channel by building 6. These two trees have uplifted the concrete parking area under the carports. Once these two trees are removed, the damaged concrete will be removed and new concrete installed.



CARPORT POST REPLACEMENT

While the carports were being painted, it was seen that several metal carport posts had rusted out at the bottom. Prior to being painted, the metal structure was power washed (allowed during construction projects). The force of the water washed away the thin layer of paint that was covering the openings. These posts have been replaced. If more are found, they also will be replaced.



CONDO BUILDING WATER HEATERS

If condo residents notice that their water is lukewarm when it is supposed to be hot, please notify the office. Each condo building is equipped with two 100-gallon water heaters. If one becomes non-operational, the remaining water heater cannot supply sufficient hot water for everyone at busy times (early mornings, lunch time, and evenings when residents return from work). Once notified, staff will restart the heater if it is possible. Otherwise, a plumber will be called. Recently, a water heater blower motor failed and had to be replaced. Residents went without hot water for a day or two until the part could be delivered.

As a backup in case a heater needs replacement, a spare water heater is stored in the Clubhouse since water heaters are not always available in a timely manner.

MAIN EXIT GATE TO SURFSIDE DRIVE

This year (2024) has been especially expensive to repair the damage being done to the main gates to the complex. After repairs are made, the gates work as intended. The main damage is being done by persons not having gate clickers to activate the opening of the gates as well as those residents who push the exit gate open manually.

In the past, cameras located at the entrance were not able to produce photographic evidence to identify the persons responsible for the damage.

If a resident observes damage being done to the gates, it is urged that information be provided to the Office.

CONDO BUILDING 8 – CIRCUIT BREAKER INSTALLATION

The original circuit breakers in building 8 will be replaced in the first quarter of 2025. The program schedule is to perform this work on one building per year. So far, all the townhome and the building 5 circuit breakers have been replaced.

Residents in building 8 are expected to have provided their unit's keys to the Office in case they are not home when the installation is performed. There will be a key check done as well as a site visit prior to the contractor showing up to determine which circuit breakers need to be replaced.

HAPPY HOUR

January 24, Friday 4:00 to 7:00 pm hosted by the Surfside III Welcoming Committee so neighbors can get together for some social time.

Bring your own beverages. Plates, forks, napkins, and name tags will be provided. You don't need to bring an appetizer, but tables will be set up for food if you feel like bringing something to share.

No need to RSVP.

If you have any questions please contact either Amy Bruder, 602-531-5108 amycbruder@aol.com or Page LaPenn 562-370-7590 pagelapenn@aol.com

Please invite your neighbor.

ALL HOLIDAY DECORATIONS

SHOULD BE REMOVED BY JANUARY 10, 2025



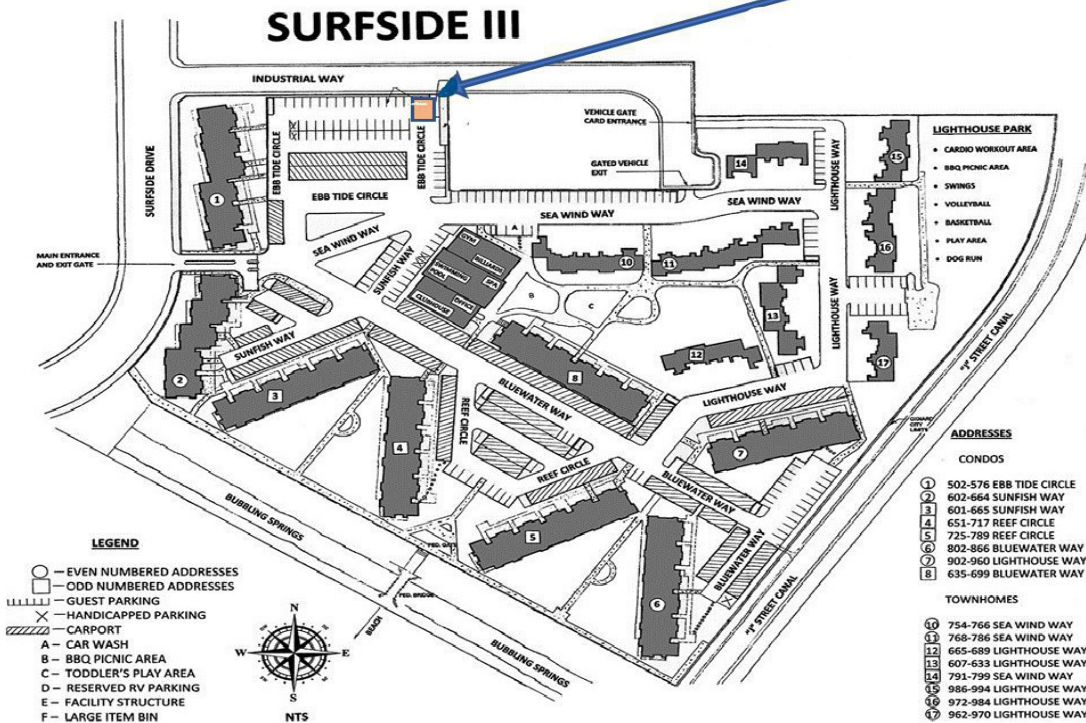
DO NOT USE the small bins for

disposal of holiday decorations.

PLEASE USE THE LARGE DUMPSTER FOR DISPOSAL OF ALL HOLIDAY DECORATIONS



The color of the large dumpster may change.



ARCHITECTURAL MODIFICATION requiring Board of Directors application approval:



Remodeling, updating, replacement or additions to your townhouse or condo **include but are not limited to:** plumbing fixtures, tubs, toilets, showers, sinks, ceiling fans, security doors, windows, sliding doors electrical work, and flooring.

The application form, along with the entire list requiring architectural approval are available on our website under (Documents/Board Policies/Resolutions) and from our onsite office.

If these types of improvements are made without an approved Architectural Application, the Board may require that they be removed, and the site returned to its original condition.

ARCHITECTURE APPLICATION REVIEW TIMELINE:

Architectural Applications will be reviewed and acted upon at the monthly COA Board meeting if the application is submitted **prior to 8 days before the scheduled meeting.**

Unit Modification Committee, currently comprised of two Directors, Barbara Lopez and Lya Findel, are authorized to approve/deny the following items without waiting for the next scheduled board meeting.

- Sliding glass doors,
- Window installation,
- Installation of floors over approved underlayment for the 2nd and 3rd floor condo units
- Installation of approved security/screen doors

ASBESTOS LAW:

The following rules in whole or in part are applicable to owners and operators.

Any demolition or renovation activity and the associated disturbance of asbestos containing material. Prior to work commencing, the California Asbestos Law requires the owner or the contractor to do asbestos testing. Please be aware that when you are doing any renovation in your unit the law states the following: Rule 1403. Asbestos emissions from demolition/renovation activities (Adopted 10/6/1989, amended 4/8/1994, amended 11/3/2006, amended 10/5/2007) (A) Purpose: The Purpose of this rule is to specify work practice requirements to limit asbestos emissions from building demolition and renovation activities, including the removal and associated disturbance of asbestos-containing materials (ACM). The requirements for demolition and renovation activities include asbestos surveying, notification, ACM removal procedures and time schedules. ACM handling and clean-up procedures and storage, disposal, and land filing requirements for asbestos- containing waste materials (ACWM). All operators are required to maintain records, including waste shipment records, and are required to use appropriate warning labels, signs and markings.

SURFSIDE III BOARD OF DIRECTORS

President: Andy Santamaria andres.santamaria@surfsideiii.com

Vice-President: Lya Findel surfsideiiiLya@gmail.com

Treasurer: Bruce Kulpa bkulpa.surfsideiii@gmail.com

Secretary: Barbara Lopez hoablssiii@gmail.com

Director: Robert Meyer bobmeyerss3@yahoo.com

CLUBHOUSE

ON-SITE PROPERTY MANAGER: Monica Martinez SSiiiOffice@gmail.com 1-805-488-8484

OFFICE HOURS: Monday through Friday 8 a.m. to 4:30 p.m.

Purchase of:

- gate responder,
- keycard for accessing the Clubhouse
- key to bicycle room storage

Master key to:

- pedestrian gates,
- gym room and
- elevators

can be handled during posted office hours.

KEYCARD HOLDERS MAY USE THE CLUBHOUSE FACILITY:



7 days a week between the hours of 6:00 a.m. until 8:30 p.m.

Everyone must be out of the Clubhouse by 8:45 p.m.

LORDON PROPERTY MANAGEMENT Handles all, escrow, insurance, and collections matters. 1275 Center Court Drive, Covina, CA 91724 manager@surfsideiii.com 1-800-729-5673

CALL 911 FOR LIFE-THREATING EMERGENCIES

Afterhours-NON-LIFE THREATENING - campus property emergency number: 1-626-967-7921

Surfside III COA monthly newsletter is viewable:

- Surfsideiii.org
- Posted on the bulletin board in Clubhouse
- By emailing ssiiioffice@gmail.com and requesting that the monthly e-Newsletter be sent to the email address you have submitted.
- Mailing a request to: Surfside III COA, 600 Sunfish Way, Port Hueneme, CA93041

The Surfside III Condominium Owners Association, or as often referred to as the Surfside III COA, or Surfside III, is not responsible for the content and accuracy of any information provided by owners or third parties. Starting 10/2023 the newsletter will no longer print events not sponsored by Surfside III COA. The association, the Editor and its Board of Directors will not accept any liability for any direct, indirect, incidental, special, or consequential damages that result from or are related to material submitted by the owners or other third parties.

By submitting any material for publication in this newsletter to the listed contact emails on the front page, all individuals agree to indemnify, defend, and hold the association, its officers, directors, editor, members, representatives, managers, and agents harmless to the fullest extent permitted by California Law, from any and all claims, actions, and/or lawsuits, arising out of or related in any way to their material published in this newsletter.

All questions related to the content of the newsletter will be responded to in a timely manner.